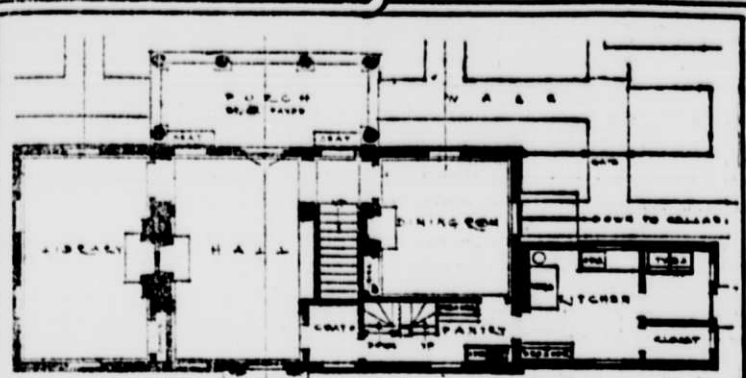
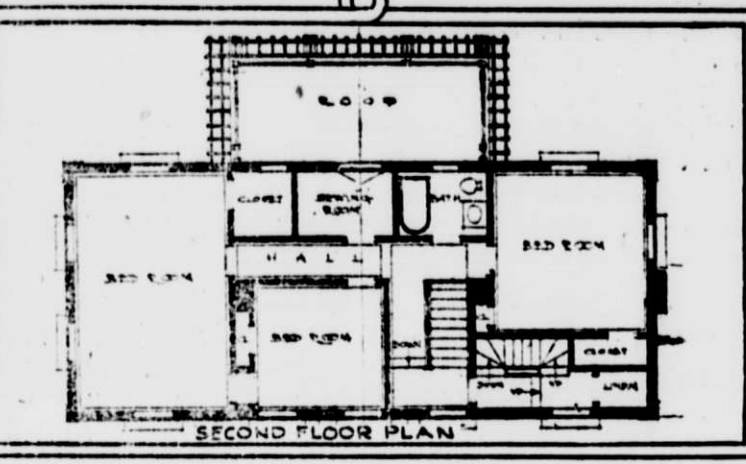


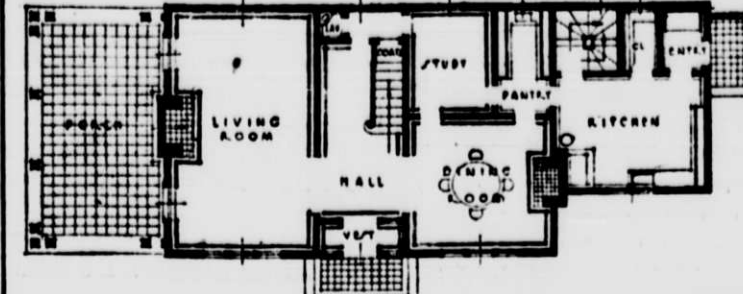
FIRST PRIZE



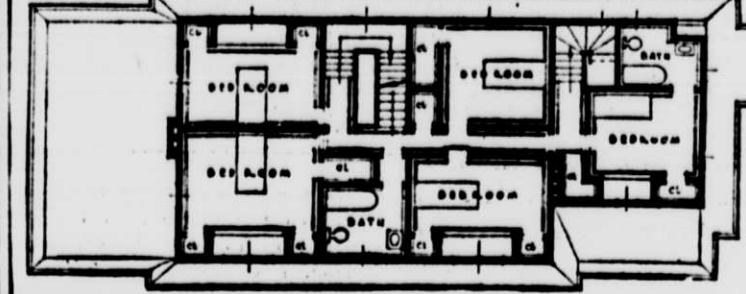
FIRST FLOOR PLAN



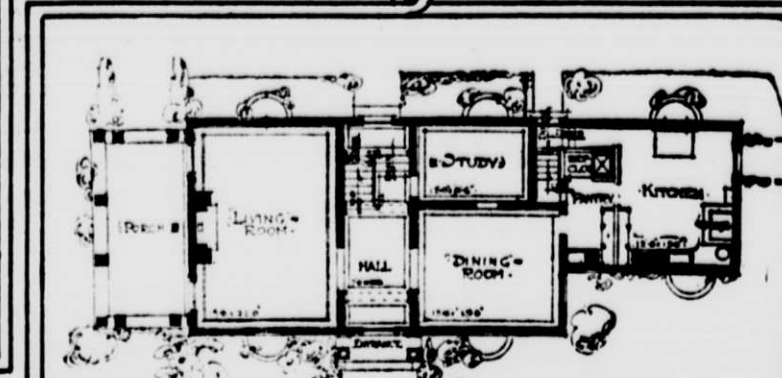
SECOND FLOOR PLAN



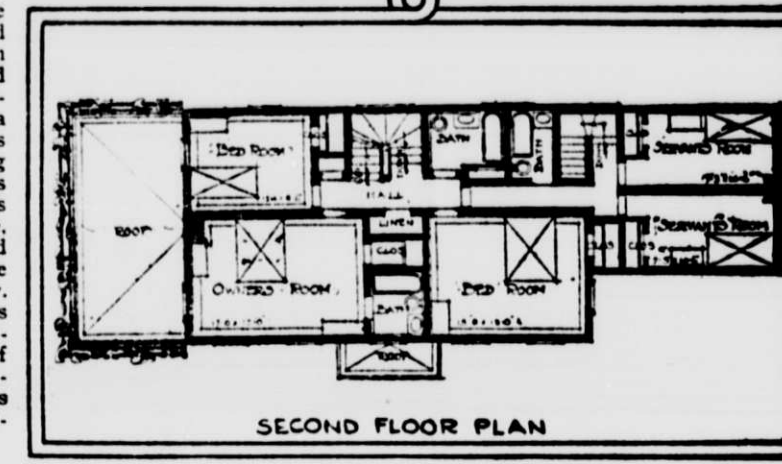
FIRST FLOOR PLAN



SECOND FLOOR PLAN

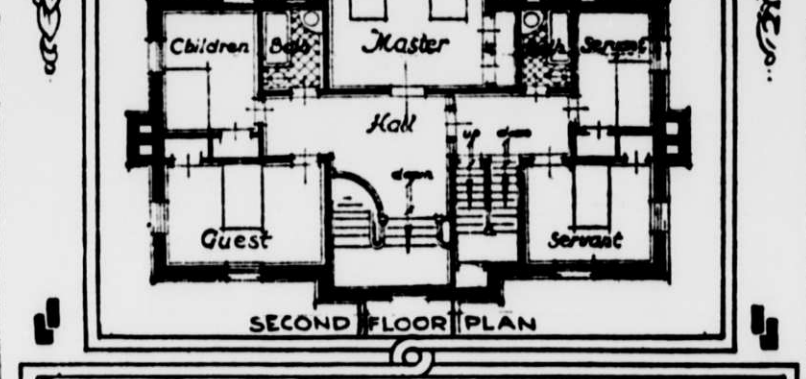
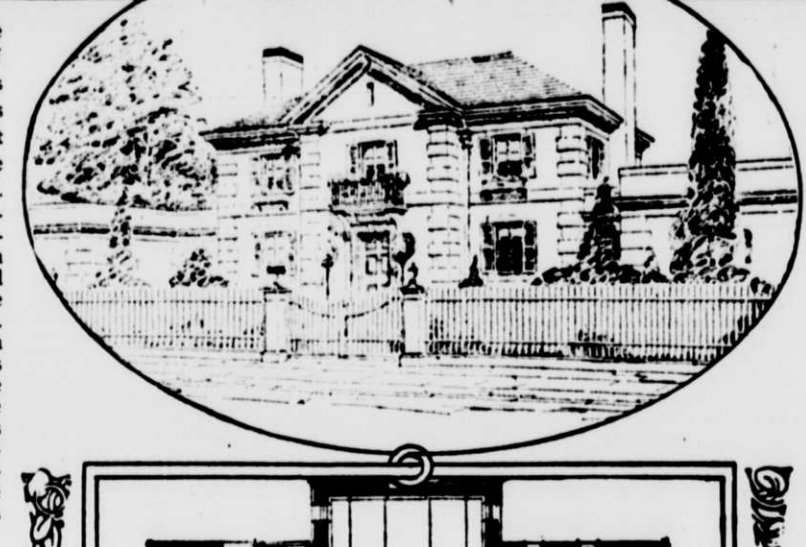


FIRST FLOOR PLAN

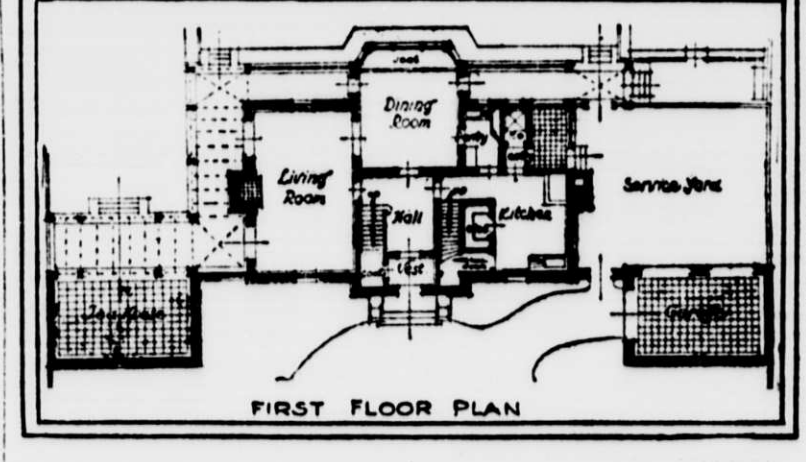


SECOND FLOOR PLAN

FOURTH PRIZE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

MANY requests have been made OF THE SUN for copies of the designs which won prizes in the competition held two years ago for plans for a house to cost not more than \$7,500, so the four prize winners have been reproduced here. Lack of space prevents the reprinting of the specifications which accompanied the designs, which told in detail the materials to be used and the construction details. For the guidance of the prospective builder, these designs were selected by a jury composed of Thomas Hastings and Aymar Embury and from more than 200 designs submitted in the competition. In addition to designs and plans shown here every competitor submitted a plot plan showing the location of the house on the site, the size of the lot, the driveway and lawn.

TITLE CO. WINS B'WAY SUIT

**Building Green Building Owners
Must Collect \$10,000.**

The Appellate Division of the Supreme Court has ruled that the Building Green Building Owners' Association must collect \$10,000 on the ground that the owner of the building was put to expense in removing an encroachment of one foot on Broadway against the title insurance company had issued a policy against encroachments. The court's test is whether or not the owner of many other buildings who want to have encroachments removed can recover from the title companies.

When the Building Green Building owners demanded from the title insurance company that it pay for removing the encroachments the attorney for the insurance company replied that the title insurance company was not part of the building would be erected on Broadway.

"If anybody had ever protected you we could not prevent you from building beyond your line. The mistake on you."

NEW EAST SIDE MARKET.

NEW EAST SIDE MARKET. A new open air public market is to be established for the lower East Side. Part of property extending from Eldridge to Twelfth street near First avenue, which formerly was a burying ground, Cardinal John M. Farley, president of the trustees of St. Patrick's cathedral, has rented the ground, comprising fourteen lots, to William M. Wetnam, through the William H. Wiegman Company and Bryan L. Kennelly.

New Brightwaters Dwelling Where Anita Stewart, Moving Picture Actress, Will Assume New Role

Miss Anna Stewart, the moving picture actress, house at 17 1/2 shawmut will have one of the largest solariums on Long Island. The room is planned to catch the sun all the year all day and all seasons. It will have a floor area of the square feet, opening into a glass enclosed veranda, giving it an additional 100 square feet. The section is 10 1/2 feet high.

Another feature of the house is the porch where covering the entrance, which faces on Mirror Lake, a large crystal sheet of water, connected by floral decorated concrete plazas with four similar lakes.

Anna type, which is of the Queen Windsor avenue North, just around the corner from Merrick road.

BUYS SOUTHAMPTON SITE.
 Alfred E. Schermerhorn has sold for Stephen H. Brown, 1.57 acres of land on the southeast corner of Great Plains road and Halsey's Neck lane to Mrs. Robert J. Turnbull, on which she will erect a residence for her occupancy.

TO LIVE AT FIELDSTON.
 The Delafeld estate is now building for Julius J. Schullinger of New York a Colonial style residence at Fieldston, corner of Goodridge avenue and Fieldston road, The Bronx. It is the intention of Mr. Schullinger to occupy the house in the autumn, moving out of his apartment in the city proper.

Dr. Thomas Nixon Carver, professor of rural economics at Harvard University, has accepted the directorship of a rural organization called the National Farmers' Land League. He has been in the United States for less than a year. Dr. Carver has been a member of the League's committees of education, publicity and research, and he has planned and the crystallization of its educational plans. Cause Dr. Carver to feel that he should personally concern himself with the problem of land ownership. He has been in Florida in several States and among their willingness to equip for colonization according to the high standard of the League. He has been in Florida in several States and among their willingness to equip for colonization according to the high standard of the League. He has been in Florida in several States and among their willingness to equip for colonization according to the high standard of the League.

abolition men and the railroads. The old millinery have been sent to the leavener to colonize, but commercializing those are quite numerous in the country. The country is not so poor as it seems to be.

"So far almost the only success coloring are those in which there is a religious spirit as a selective factor. The Mormons are a good example. They present a splendid example of cooperation. The Catholic Church has done well in the United States. The Salvation Army, the Quakers, the Shakers and Dunkards. The Unitarians from time to time have thought of the country as a field for their colonization by sending the city bred to the farm. This too is most interesting. California starting off Italy who were the first to come to the United States. They all come back with the same conclusion that "People is better than capital." In this adverse testimony might imply that the United States is a rural life. The United States is impossible. When we turned our eyes to the United States that in the cooperative rural villages. The neighbors there have a contented rural life. We can raise the level of living of rural workers and keep it social touch.

"Most students of sociology or economics have grappled with this problem. Perhaps the most important world-wide thought in the development of the United States is that it is a country more plentifully equipped than the United States. The United States, Professor Thomas Nelson Parker, Professor of Economics at Harvard University, has given answers.

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classes are now being conducted. For example, the Bureau of Information at the Federal Reserve Bank, under the direction of the extension agent from the New York State College of Agriculture.

* Mrs. Lull, the secretary of the League, said she gradually was learning what books to read and what programme, but has shown an amount of faith in it and a persistence that will carry it. It has called for the usual attitude of people who are always shy of a thing until it succeeds, and then they are ready to go ahead and even to do not claim all the credit for it themselves.

The National Forward to the League is an organization made up of people who are interested in this welfare organization, one is informed. These people recognize the need of the country in some purchasing power in the workingman's movement. In the League, they have witnessed impressive demonstration in land sales and its consequent tragedies, and they feel that the League is the only thing that the workingman can apply is the first toward the correction of these evils.

Therefore, the Forward to the League was organized as a national marketing association, under State supervision, and the announcement made that the organization would be made up of people who would be able to supply the land equipped according to the standard conditions necessary, happiness and success.

The United States Government has recently announced that the small, individual farmer does not pay, so most of the farmers in the farm in the

Continued on Fourth Page

HUGE LOSSES SUFFERED THROUGH VANDALS' WORK

Tenements Especially Subjected to Wanton Destruction
and Thievery---Only Walls and Roof
Left Sometimes

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occupied by those people in deplorable condition.

TITLE CO. WINS B'WAY SUIT

Bowling Green Building Owners Cannot Collect \$100,000.

The Appellate Division of the State Court has reversed a judgment of Broadway Realty Company, owners of the Bowling Green Building, against the Lowthers Title Insurance Company for \$100,000 on the ground that the owner of the building was to this extent, in making an assignment of one foot on Broadway, the title insurance company had in a policy against encumbrances.

Placed was a test to determine whether the owners of many other buildings went to large expense in making encumbrances could recover from all the companies.

When the Bowling Green Building owners demanded from the title insurance company the money expended in removing the encumbrances, they were told that the title insurance company had a new for the insurance company, but that the company did not anticipate the cost of the building would be greater than Broadway.

"If anybody had encumbered on us, we would gladly have protected it," said the title insurance company, "but a building beyond your line. The mis is on you."

New Brighton Motel

Miss Anna Stevens, the moving picture actress, whose apartment is in the new Brighton Motel, is now in Long Island. This room is planned to catch the rays of the sun all day at all seasons. It will have a floor of ten square feet, extending into the garden, and a section of the garden ten square feet. The section is four feet high.

Another feature of the house is a porch, which is the only one in the building, on Mirror Lake, a crystal sheet of water, connected by a decorated concrete plaza with four fountains.

The terrace, which is of the Colonial type, two stories high, will be Windsor avenue North, just around the corner from Merrick road.

BIYS SOUTHAMPTON ST.

Alfred E. Schermerhorn has sold Stephen H. Brown his 4.7 acre estate in the southeast corner of Broadway and Halsey's. The estate is owned by Mrs. Robert J. Turnbull, on which will erect a residence for her occupancy.

TO LIVE AT FIELDSTONE

The Delaford estate is now built for Julius J. Schullinger of New York, a Colonial brick residence at Fieldstone corner of Goodridge avenue and Halsey's. The Bronx estate is the property of Mr. Schullinger to occupy in the autumn, moving out of an apartment in the city proper.

The lower court ruled that as a insurance company gave a policy a building and the site for \$1800.60, company was responsible for the of removing the encroachment versus its rule. The Appellate Division says that the policy was issued on 25, 1896, while the encroachments existed until the following Dec. when the building was completed.

The court says that for this reason the policy "clearly would not cover encroachment thereafter built."

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Dr. Thomas Nixon Carver, of rural economics at Harvard university, has accepted the directorship of the National Rural organization in the National Land League. More than a year Dr. Carver has been at the head of the league's committee. His growing interest in and the crystallization of its colonies came Dr. Carver to feel should personally concern him the organization of these colon land owners in several States, their willingness to equip for action according to the high standard demanded by the league. A lot of land in Florida is announced in prospect compared. Colonies are now being assembled in families each, and when they find in their new homes, they spend sufficient time with the game they work.

"History may well be honored in the development of states as the rural colonies. Mrs. Highland Land in comes Dr. Carver's acceptance of the sum of the effort has taken our rural situation is in a period that times change.

"Commissions have been appointed to certain the reason for the increase in farm tenancy and the of the youth of the rural side of the city. But there seem movement. For years the apparently concerned with rural depopulation were the

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League, in committee on characteristic slowly and convert to the to be done of the people s. Of course, possible not been familiar in round pars s. s. An s. me that one it possibly be at of evening in gathering, and so forth, interest, and reading and it would pre- work. The to me, would and unbiased toward the pur- these may be able officials it would be parties, land private cr-

are located, for me made for of instruction their new oc- tional For- s, so far as i to work out- for deal- Such night luted in the at Labor the direction from the New Agriculture, Secretary of the ally worked assem- an amazing a persisten- s called forth usually from of a new and then any even if they at them-

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